



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA TUESDAY, APRIL 15, 2008

Time & Location: 6 p.m. at City Hall, 2nd Floor, One Civic Square, Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**
 - 1H. Docket No. 08030035 Z: West Park Annex, Rezone**

The applicant seeks to approval to rezone approximately 40 acres from the S-1/Residence zoning classification to P-1/Parks and Recreation. The site is located at 3030 W 116th St (just west of West Park) and lies within the West 116th Street Overlay. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission & Carmel/Clay Board of Parks & Recreation.
 - 2-4H. Docket No. 08020021 DP Amend/ADLS Amend: Staybridge Suites**

The applicant seeks site plan and design approval for a 3-story extended stay hotel. The applicant also seeks the following commitment amendment and zoning waiver approvals:
Docket No. 08020022 CA amendment of parcel's previous commitments
Docket No. 08020023 ZW Chapter 23E.09.E.1: building must face Pennsylvania St.
The site is located at the 10800 block of Pennsylvania St. and is zoned B-6/Business within the West Home Place Commercial Corridor – High Intensity area.
Filed by Jim Shinaver of Nelson & Frankenberger for Hotel Development Services, LLC.
 - 5H. Docket No. 08020028 DP/ADLS: The Legacy Towns & Flats**

The applicant seeks site plan and design approval for a retail/residential development of 23 buildings with 288 residential units. The site is located southeast of the 7000 block of E. 146th St. and is zoned PUD/Planned Unit Development.
Filed by Charlie Frankenberger of Nelson & Frankenberger for J.C. Hart Company, Inc.
 - 6H. Docket No. 08030003 SW: 146th and Gray Office Complex**

The applicant requests approval for a subdivision waiver, in addition to its primary plat approval for 8 lots on 11.6 acres:
Docket No. 08030003 SW SCO 6.05.01 all lots shall abut a public right of way

The site is located at the southeast corner of 146th St. and Gray Rd. and is zoned S-1/Residence, pending a B-1/Business rezone (with restrictions).
Filed by Kelli Lawrence of Hearthview Residential, LLC.

I. Old Business:

1I. Docket No. 07070003 Z: 146th & Gray Rezone (146th St Office Complex)

The applicant seeks approval to rezone 11.6 acres from S-1/Residence to B-1/Business (with restrictions) for an office/retail development. The site is at the southeast corner of 146th St. and Gray Rd. Filed by Kelli Lawrence of Hearthview Residential, LLC.

2I. Docket No. 07070004 PP: 146th St Office Complex

The applicant seeks primary plat approval for 8 lots on 11.6 acres. The site is at the southeast corner of 146th St. and Gray Rd. and is zoned S-1/Residence, pending a B-1/Business rezone. Filed by Kelli Lawrence of Hearthview Residential, LLC.

3I. Docket No. 08010011 DP/ADLS: Old Meridian Plaza

(RA Franke Subdivision, lot #8A) The applicant seeks site plan and design approval for a 4-story office/retail building. The site is located at 12863 Old Meridian St. and is zoned OM/MU- Old Meridian, Mixed Use. Filed by Ersal Ozdemir of Keystone Group, LLC.

4I. Docket No. 08030002 CPA: Bicycle Routes & Loops Systems Plan

The applicant seeks to amend the *Thoroughfare Plan* section of the *Carmel/Clay Comprehensive Plan*, in order to propose and identify a system of Bicycle Routes and Loops on existing facilities. Filed by the Carmel Department of Community Services on behalf of the Carmel Plan Commission.

5I. Docket No. 07030035 DP: Pro-Med Lane - Holiday Inn

The applicant seeks site plan approval for a full-service hotel. The site is at 136th Street and Pro-Med Lane, and is zoned B-6/Business within the US 31/Meridian Street Overlay. Filed by Stacey Fouts of DeBoy Land Development Services, Inc.

6I. Docket No. 07070009 ADLS: Holiday Inn at Pro Med Ln

The applicant seeks architecture/design approval for a full-service hotel. The site is at 136th Street and Pro Med Lane, and is zoned B6, within the US 31/Meridian Street Overlay. Filed by Dave Coots of Coots, Henke & Wheeler for Midwest Hospitality Group, Inc.

J. Adjournment